

**Department of Housing and  
Community Development  
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: Contra Costa

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HOUSING POLICY  
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APR 01 2010

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Reporting Period by Calendar Year: 2009

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**

P.O. Box 3044

Sacramento, CA 95812-3044

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Contra Costa County  
Reporting Period Jan-09 - Dec-09

Table A  
Annual Building Activity Report Summary - New Construction  
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions		
(9) Total of Moderate and Above Moderate from Table A3							109					
(10) Total by Income Table A/A3							109					
(11) Total Extremely Low-Income Units*												

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction                      Contra Costa County  
Reporting Period                Jan-09   -        Dec-09

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>						0	
No. of Units Permitted for <b>Above Moderate</b>	109					109	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction Contra Costa County  
Reporting Period Jan-09 - Dec-09

Table B  
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013			Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	815	1	87							88	727	
	Non-deed restricted												
Low	Deed Restricted	598	15	19							34	564	
	Non-deed restricted												
Moderate	Deed Restricted	687	138	69							207	367	
	Non-deed restricted		30	83							113		
Above Moderate		1,408	462	337	109						908	500	
Total RHNA by COG.		3,508											
Enter allocation number:		646	595	109							1,350	2,158	
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**Contra Costa County 2009 Housing Element Report**  
**TABLE C**  
**Housing Implementation Programs Summary**

Housing Program	Program Goal	Key Five-year Objective(s)	Timeframe	Status of Program Implementation
<b>Housing and Neighborhood Conservation</b>				
1. Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Disseminate information. Rehabilitate 40 units.	Ongoing	24 units rehabilitated Lower than expected funds reduced number of units rehab'd
2. HACCC Rental Rehabilitation Assistance	Improve the quality of the rental housing stock.	Disseminate information. Rehabilitate 15 units.	Ongoing	3 units rehab'd Four projects for 25 units under review
3. Public Housing Improvement	Maintain and improve the quality of the public housing stock.	Maintain and improve 608 public housing units.	Ongoing	
4. Weatherization Program	Assist homeowners and renters with minor home repairs.	Assist 250 households.	Ongoing	530 homes Countywide in 2009
5. Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Continue to implement program.	Ongoing	1470 cases opened, 1063 cases closed, apprx 92% are residential
6. Rental Inspection	Identify blighted and deteriorated housing stock and ensure the rehabilitation of abatement of housing that does not comply with State and local building code.	Continue to implement program.	Ongoing	969 units inspected
7. Redevelopment Replacement Housing	Provide replacement housing to lower- & moderate-income households.	Continue to facilitate the development of replacement housing as required.	Assess replacement obligations every 2-3 years	
8. Condominium Conversion Ordinance	Preserve the rental stock & protect apartment tenants.	Continue to enforce ordinance.	Ongoing	
9. Preservation of Assisted Housing	Preserve the existing stock of affordable housing.	Monitor at-risk units. Participate in preservation of units. Conduct tenant education.	On-going	
<b>Housing Production</b>				
10. New Construction of Affordable Housing	Increase the supply of affordable housing.	Assist in the financing and development of 650 affordable units.	Ongoing	No units in the unincorporated County in 2009. Financing provided to support 220 new units in County cities.

**Contra Costa County 2009 Housing Element Report**  
**TABLE C**  
**Housing Implementation Programs Summary**

<b>Housing Program</b>	<b>Program Goal</b>	<b>Key Five-year Objective(s)</b>	<b>Timeframe</b>	<b>Status of Program Implementation</b>
11. Inclusionary Housing	Integrate affordable housing within market-rate developments.	Continue to implement ordinance.	Ongoing	In lieu fee for rental housing suspended in response to Palmer decision
12. Acquisition/ Rehabilitation	Improve existing housing and increase supply of affordable housing.	Assist in the acquisition and rehabilitation of 50 affordable units.	Ongoing	No units in the unincorporated County in 2009. Financing provided to support 82 existing units in County cities.
13. Second Units	Facilitate the development of second units.	Continue program implementation.	Ongoing	
<b>Special Needs Housing</b>				
14. Special Needs Housing	Increase the supply of special needs housing.	Provide financial and other incentives for the development of housing for special needs populations.	Ongoing	Funded construction of Respite Care facility at Central County emergency adult shelter in County. Facility provides more privacy and care for frail homeless adults.
15. Accessible Housing	Increase the supply of accessible housing.	Require inclusion of accessible units in all new County-funded construction projects.	Ongoing	
15a. Reasonable Accommodation	Increase the supply of special needs and accessible housing.	Document County's reasonable accommodation activities as written procedures.	June 2011	
16. Contra Costa Interagency Council on Homelessness	Meet the housing & supportive services needs of the homeless	Support development of permanent supportive housing.	Ongoing	Funded construction of Respite Care facility at Central County emergency adult shelter in County. Facility provides more privacy and care for frail homeless adults.
<b>Housing Affordability</b>				
17. First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Assist 50 low and moderate income first-time homebuyers.	Ongoing	Implemented Neighborhood Stabilization Program. Provided assistances to six low income buyers in the Bella Flora development.
18. Section 8 Rental Assistance	Assist very low-income households with rental payments.	Continue to provide Section 8 assistance. Apply for additional vouchers.	Prepare PHAP – Action Plan annually.	
19. Home Sharing Program	Provide for home sharing opportunities.	Support appropriate agencies offering shared housing opportunities.	Ongoing	

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<b>Housing Program</b>	<b>Program Goal</b>	<b>Key Five-year Objective(s)</b>	<b>Timeframe</b>	<b>Status of Program Implementation</b>
19a. Extremely Low Income Housing	Promote development of housing affordable to extremely low income households.	Continue applying for funding that supports housing for extremely low income households. Promote funding assistance to profit and non-profit builders develop for extremely low income housing projects.	Ongoing	See items 10 & 12 above. Developments will include units affordable to extremely-low income tenants.
<b>Provision of Adequate Housing Sites</b>				
20. Sites Inventory	Provide for adequate housing sites, including 'as-right development' sites for homeless facilities	Adopt revised zoning text. Maintain sites inventory.	June 2010 for zoning changes. Ongoing maintenance of site inventory.	
21. Mixed-Use Developments	Encourage mixed-use developments.	Pursuant to El Sobrante MAC's recommendations, establish mixed use designations under the General Plan for sections San Pablo Dam Road and Appian Way in El Sobrante.	Ongoing	
22. Density Bonus & Other Development Incentives	Support affordable housing development.	Offer density bonuses and other incentives for affordable housing.	Ongoing	
23. Infill Development	Facilitate infill development.	Identify small vacant multi-family lots with potential for lot consolidation.	Ongoing	
23a. North Richmond Specific Plan	Prepare and process Specific Plan to convert a 100 (+/-) acre industrial area in North Richmond to new residential neighborhood with potentially 2100 new dwelling units.	Meet and coordinate plan preparation with stakeholders.  Complete EIR under CEQA.  Conduct public hearings.  Board adoption.	December 2010	
<b>Removal of Governmental Constraints</b>				

**Contra Costa County 2009 Housing Element Report**  
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<b>Housing Program</b>	<b>Program Goal</b>	<b>Key Five-year Objective(s)</b>	<b>Timeframe</b>	<b>Status of Program Implementation</b>
24. Planned Unit District	Provide flexibility in design for residential projects.	Encourage rezoning to P-1 District in unincorporated areas, where appropriate.  Consider elimination of 5-acre minimum parcel size.		
25. Planning Fees	Reduce the cost of development.	Offer fee deferrals, reduction, or waivers to developers of affordable housing.	Ongoing	Re: Inclusionary Ordinance: Reduced in lieu fee for owner-occupied housing from \$25,559 per market rate unit to \$3,875 per market rate unit. Waived rental in lieu fee.
26. Streamlining of Permit Processing	Expedite review of residential projects.	Consider only Zoning Administrator's review of projects with <100 units. Expedite permit processing.	Ongoing	
27. Review of Zoning & Subdivision Ordinance	Ensure County regulations do not unnecessarily constrain housing development.	Revise Zoning Code to allow emergency homeless shelters by right, define transitional and supportive housing as residential uses, allow agricultural worker housing, and provide SRO development standards. Periodically review Planning and Zoning Code.	a) June 2010 b) Ongoing	
<b>Equal Housing Opportunity</b>				
28. Anti-Discrimination Program	Promote fair housing.	Support local non-profits offering fair housing counseling and legal services. Carry out AI recommendations.	Complete update to the AI by 2010 and ongoing provision of services.	
29. Residential Displacement Program	Limit number of households being displaced or relocated.	Continue to implement program.	Ongoing	